Karen Johnson Davidson County
Batch# 466229 DEEDQC
08/28/2020 11:08:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200828-0097843

QUITCLAIM DEED

MAIL RECORDED DEED TO:

CELESTE CLEAVER
SCOTT CLEAVER
711 GARFIELD STREET
NASHVILLE, TN 37208
CF-TN-125150-OUE

OWNER (SEND TAX BILLS TO):

CELESTE CLEAVER
SCOTT CLEAVER
711 GARFIELD STREET
NASHVILLE, TN 37208

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, CELESTE CLEAVER, formerly known as CELESTE SIMON, and SCOTT CLEAVER, wife and husband (herein, "Grantor"), whose address is 711 Garfield Street, Nashville, TN 37208, hereby bargains, sells, remises, releases, quit claims and conveys to CELESTE CLEAVER and SCOTT CLEAVER, wife and husband, as tenants by the entireties (herein, "Grantee"), whose address is 711 Garfield Street, Nashville, TN 37208, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 711 Garfield Street, Nashville, TN 37208

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 13 day of Aug, 2020.

PIN NO: 081-08-4T-001.00CO

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

CELESTE SIMON

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, CELESTE SIMON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13 day of Aug, 2020.

[Affix Notary Seal]

NICOLE MARINA WATTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 7/9/2022

GRANTOR:

SCOTT CLEAVER

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, SCOTT CLEAVER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13 day of Aug, 2020.

[Affix Notary Seal]

NICOLE MARINA WATTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 7/9/2022

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: _____
CELESTE CLEAVER

Subscribed and sworn to under oath before me, this 13 day of Aug, 2020 by CELESTE CLEAVER.

[Affix Notary Seal]

NICOLE MARINA WATTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Nicole Marina Watts
SIGNATURE OF NOTARY PUBLIC
My commission expires: 7/9/2022

Grantee:

Grantee signature: _____
SCOTT CLEAVER

Subscribed and sworn to under oath before me, this 13 day of Aug, 2020 by SCOTT CLEAVER.

[Affix Notary Seal]

NICOLE MARINA WATTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Nicole Marina Watts
SIGNATURE OF NOTARY PUBLIC
My commission expires: 7/9/2022

EXHIBIT A

[Legal Description]

A CERTAIN UNIT LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 711, AS ESTABLISHED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 1623 AND 1625 7TH AVENUE NORTH, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20161109-0118847, AMENDED AT INSTRUMENT NO. 20180319-0025609, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WITH PLAT ATTACHED AS EXHIBIT "B" TO SAID DECLARATION; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Document No. 20191209-0126775, on December 9, 2019.

PIN NO: 081-08-4T-001.00CO

STREET ADDRESS:

711 GARFIELD STREET, NASHVILLE, TN 37208

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

20-037027 (CM)

True Copy Certification

I, **Perre M. Cabell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **Mississippi**

County of **Hancock**

Personally appeared before me, **Ken L Amacker**, a notary public for this county and state, **Perre M. Cabell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 6/15/21
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77993
KEN L. AMACKER
My Commission Expires
June 15, 2021
PEARL RIVER COUNTY